



TO:

District of Columbia Zoning Commission

FROM:

Stephen Cochran, Zoning and Special Projects Planner

DATE:

March 7, 2011

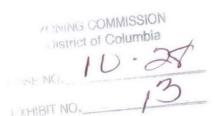
SUBJECT:

Supplement to Setdown Report Submitted March 4, 2011 for ZC 10-28

Consolidated PUD at 901 Monroe Street, N.E.

Please substitute the attached pages 5 and 6 for those submitted in the OP report dated March 4, 2011. They contain two corrections to Table 2, the zoning analysis for the associated C-2-A zone that the Office of Planning (OP) recommends be set-down in the alternative. There are no corrections to Table 1. It is included only for ease of page substitution.

Thanks to ANC Commissioner Carolyn Steptoe for bringing the typos to OP's attention.





	C-1	R-2	C-2-B MOR	C-2-B PUD	Proposal	Compliance
Min. Area	15,000 SF	2 ac.	n/a	15,000 sf	60,000 sf (1)	Complies
FAR	1.0	n/a	4.2(IZ) (1.5 non-res.)	6.0 total (2.0 non-res.)	3.12 revised total	Complies
Gross Floor Area permitted	60,000	n/a	252,000	360,000	222,854 sf. (total) (12,922 sf. (comm.) 201,631 sf (res.) (w/8% - 16,130 sf- @ 80% AMI)	Complies (provides
Lot Occupancy	60%	n/a	80% res. 100% non-res.	80% res. 100% non-res	75% (residential & comm)	Complies
Height	40 ft., 3 stories		75 ft. (IZ)	90 ft.	60 ft. 8 in.	Complies
Vehicle Parking	Retail: 1/300 sf. gfa&cellar >3,000sf Residential 1/3 du's	Res.:	Retail: 1/750 sf.gfa >3,000 sf, Residential.: 1 /3du's	1/750 sf. <u>Retail:</u> gfa >3,000 sf, (i.e., 13spaces) <u>Residential:</u> 1/3 du's (i.e., 71 – 73)	Retail: 13 Residential: 114 Total: 120-130	Complies
Bike Pkg.	5%required auto spaces	none	5% of required retail auto spaces	5% of required retail auto space	68	Complies (§2119)
Loading	Retail Residential N/A		Retail 1 berth@ 30 ft. 1 platform @ 100 sf. 1 service/delivery@ 20' Residential 1 berth @ 55 ft. deep 1 platform @ 200 sf. 1 space @ 20 ft.		Retail 2 service/delivery @ 30 ft. deep Residential 1 berth @ 30'. deep 1 platform @ 400 sf,	Relief requested from § 22
# Roof Structures					2 @12'-0" tall ALT: 3-12'-0", 1 18.5	Relief requested from §411
Roof Structure Setback				,	NW stair: 32' - 9 th & Monroe; 19'-2" - courtyard. Elevator penthouse: 32'- 9 th St., 6'-2" - courtyard	Relief requested from §411 ALT. NW enclosure: 26'-Monroe; 28' 9th; 7'2" - courtyard. ALT. end stairs: 0' aligns w/ 'chimney'

	C-1	R-2	C-2-A MOR	C-2-A PUD	Proposal	Compliance
Min. Lot Area (§2401)	15,000 SF	2 acres	n/a	15,000 sf	60,000 sf (1)	Complies
FAR	1.0	n/a	3.0 (IZ) (1.5 non-res.)	3.0 total (2.0 non-res.)	3.12 revised total	Requires 5% relief under §2403.5
Gross Floor Area (GFA) permitted	60,000	n/a	252,000	360,000	222,854 sf. (total) (12,922 sf. (comm) 201,631 sf (res.) w/ - 5% (10,082 sf) @ 80% AMI%	Complies
Affordable Housing	n/a	n/a	If residential proposed: 5% @ 80% AMI 5% @ 50% AMI	If residential proposed: 5% @ 80% AMI 5% @ 50% AMI	10% total 5% (10,082 gsf) @ 80% 5% (10,081 gsf) at 50%	
Lot Occupancy	60%	n/a	80% 60% res. 100% non-res.	60% res. 100% non-res	75% (residential & comm)	Complies under IZ s
Height	40 ft., 3 stories		50 ft.	90 ft. <u>65ft</u> .	60 ft. 8 in.	Complies
Vehicle Parking	Retail: 1/300 sf. gfa&cellar >3,000sf Residential 1/3 du's	Res.:1	Retail: 1/750 sf.gfa >3,000 sf, Residential.: 1 /3du's	1/750 sf. <u>Retail:</u> gfa >3,000 sf, (i.e., 13 spaces) <u>Residential:</u> 1/3 du's (i.e., 71 – 73)	Retail: 13 Residential: 114 Total: 120-130	Complies
Bicycle Parking (2119)	5% of required auto spaces	none	5% of required retail auto spaces	5% of required retail auto space (i.e., 1)	68	Complies
Loading	Retail Residential N/A		Retail 1 berth@ 30 ft. 1 platform @ 100 sf. 1 service/delivery@ 20' Residential 1 berth @ 55 ft. deep 1 platform @ 200 sf. 1 space @ 20 ft.		Retail 2 service/delivery @ 30 ft. deep Residential 1 berth @ 30 ft. deep 1 platform @ 400 sf,	Relief requested from § 22
# Roof Structures					2 @12'-0" tall ALTERNATE: 3 - 2@12'-0", 1@ 18'-6"	Relief requested from §411
Roof Structure Setback					NW stair: 32' from 9 th St. & Monroe St., 19'- 2" from courtyard. Elevator penthouse: 32' from 9 th St., 6'-2" from courtyard ALT. NW mechanical enclosure: 26' from Monroe Street, 28' from 9 th Street, 7'-2" from courtyard. ALT. end stairs: 0' - in line with "chimney"	Relief requested from §411